

## EXHIBIT 8

### SROs AND GROUP HOMES COMPARED

CATEGORY	SRO	GROUP HOME
<b>Description</b>	<p>Single-room (multiple) dwelling units:</p> <ul style="list-style-type: none"> <li>➤ New construction or reconstruction <ul style="list-style-type: none"> <li>• either sanitary facilities and/or food preparation area in the unit</li> </ul> </li> <li>➤ Acquisition or rehabilitation <ul style="list-style-type: none"> <li>• not required to have sanitary and food preparation areas</li> </ul> </li> <li>➤ May have common facilities</li> <li>➤ NOT student housing.</li> </ul>	<ul style="list-style-type: none"> <li>➤ One unit <ul style="list-style-type: none"> <li>• separate bedroom(s)</li> <li>• shared living, kitchen, dining, and/or sanitary facilities</li> </ul> </li> <li>➤ Occupied by two or more single persons or families</li> <li>➤ NOT student housing.</li> </ul>
<b>Maximum Subsidy</b>	<ul style="list-style-type: none"> <li>➤ Based on zero-bedroom unit subsidy limit times number of HOME-assisted units</li> <li>➤ Common area costs prorated based on percent of HOME-assisted units</li> </ul>	<ul style="list-style-type: none"> <li>➤ Based on number of bedrooms <ul style="list-style-type: none"> <li>• <u>includes bedrooms for caretakers</u></li> </ul> </li> </ul>
<b>Targeting</b>	<ul style="list-style-type: none"> <li>➤ All tenants of HOME-assisted units must be low- or very-low-income</li> </ul>	<ul style="list-style-type: none"> <li>➤ <b>All</b> tenants must be low-income <ul style="list-style-type: none"> <li>• <u>excludes live-in service providers</u></li> </ul> </li> </ul>
<b>Rents</b>	<ul style="list-style-type: none"> <li>➤ No food preparation or sanitary facilities, or only one, in the unit: <ul style="list-style-type: none"> <li>• rent may not exceed 75% of the FMR for a zero-bedroom unit</li> <li>• the “lesser of” rule comparing the FMR to 30% of 65% of AMI does not apply</li> <li>• low HOME rent does not apply</li> </ul> </li> <li>➤ Food and sanitary facilities in the unit: <ul style="list-style-type: none"> <li>• High and Low HOME rents apply</li> <li>• <u>Projects with 5 or more units:</u> <ul style="list-style-type: none"> <li>▪ 20% of the units should have Low HOME rents <ul style="list-style-type: none"> <li>• Low HOME rents are defined for SROs as not more than 30% of the occupant’s monthly adjusted income, or</li> <li>• not more than 30% of the gross income of a family at 50% of the area median income, adjusted for family size</li> </ul> </li> <li>▪ High HOME rents apply to all other units</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>➤ Maximum rent based on appropriate number of bedrooms <ul style="list-style-type: none"> <li>• <u>excludes rooms occupied by live-in service providers</u></li> </ul> </li> <li>➤ Each household pays proportionate share of rent</li> <li>➤ No Low HOME rent requirement</li> </ul>
<b>Tenancy</b>	Permanent & transitional housing	Permanent & transitional housing

## SRO AND GROUP HOME EXAMPLE

- Five-unit SRO located in Helena. Each unit has its own kitchen and sanitary facilities. Assume all units will be occupied by one- and two-person very low-income households. All units will be rented at the low HOME rent. The building does not have an elevator.
- Five bedroom group home located in Helena. Assume each bedroom will be occupied by one very low-income person. The building does not have an elevator.

	5-UNIT SRO	5-BEDROOM GROUP HOME
<b>NUMBER OF UNITS</b>	<b>5</b>	<b>1</b>
<b>MAXIMUM SUBSIDY</b>	<b>\$424,100</b> (\$84,820 X 5 units)	<b>\$177,670</b>
<b>TOTAL RENT</b>	<b>\$2,070/mo</b> (\$414/units X 5 units)	<b>\$1,019/mo</b>
<b>INCOME LIMITS</b>	1 person household: <b>\$12,250/yr</b> 2 person household: <b>\$14,000/yr</b>	<b>\$12,250/year/person</b>

U.S. DEPARTMENT OF HUD  
STATE : [MONTANA](#)

---- March 2007 HOME PROGRAM RENTS ----							
	EFFICIENCY	1-BDRM	2-BDRM	3-BDRM	4-BDRM	5-BDRM	6-BDRM
LEWIS AND CLARK COUNTY							
LOW HOME RENT LIMIT	414	473	591	759	846	934	1022
HIGH HOME RENT LIMIT	414	473	591	858	886	1019	1152
FOR INFORMATION ONLY:							
FAIR MARKET RENT	414	473	591	858	886	1019	1152
50% RENT LIMIT	511	547	657	759	846	934	1022
65% RENT LIMIT	644	691	832	953	1043	1132	1222

HUD HOME PROGRAM INCOME LIMITS (MARCH 2007)  
STATE: MONTANA

		-----ADJUSTED INCOME LIMITS-----							
	Household Size→	1	2	3	4	5	6	7	8+
LEWIS AND CLARK COUNTY									
30% LIMITS		12250	14000	15750	17500	18900	20300	21700	23100
VERY LOW INCOME		20450	23350	26300	29200	31550	33850	36200	38550
60% LIMITS		24540	28020	31560	35040	37860	40620	43440	46260
LOW INCOME		32700	37350	42050	46700	50450	54150	57900	61650